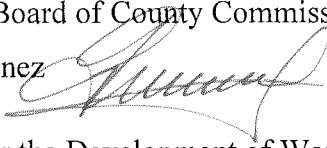


# Memorandum



**Date:** May 15, 2015

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Phasing Plan for the Development of West Kendall District Park – Directive 142802

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At the February 3, 2015 Board of County Commissioners (Board) meeting, the Board approved Resolution No. R-148-15 (Attachment 1) sponsored by Commissioner Juan C. Zapata directing the County Mayor or County Mayor's designee to finalize a phasing plan for the development of West Kendall District Park (the Park), identifying the timeframes during which the improvements set forth in the draft conceptual plan for the park will be completed.

## **Introduction and Background**

Miami-Dade County acquired a 164-acre tract of land in 2000 and 2002, now known as West Kendall District Park. The 164 acres have been divided into a 6.5 acre Dog Park, 7.5 acres dedicated for the development of SW 157 Avenue (four (4) lanes and right-of-way), and the remaining 150 acres for the West Kendall District Park.

In 2004, the Building Better Communities-General Obligation Bond Program (BBC-GOB) was approved by voters. As part of the Bond program, \$23 million was approved to implement area-wide park improvements for the Park. In 2011 the Parks, Recreation and Open Spaces Department (PROS) completed construction of the 6.5 acre Dog Park. Subsequent projects added shelters in 2013 and expanded parking facilities at the Dog Park in 2014.

The remaining 150 acres have been programed for park development. The subject land is currently used for farming by permit on a yearly agreement. The farming land use permit currently expires on June 30, 2015. PROS may need to modify the standing permit renewal prior to its automatic renewal in June 2015 in support of the proposed phasing plan.

## **Current Master Plan**

The original Master Plan for the Park was completed in 2003 and updated in 2014. It incorporates a two-phase development: Phase 1 entails lake excavation, general site filling, and grading and development of a 58-acre passive recreation area (Attachment 2); Phase 2 entails building the proposed active recreation area on the 92-acre balance of the site (Attachment 3).

## **Phase 1 Plan**

During Phase 1 construction, a 14.5 acre lake will be excavated. The lake excavation provides the fill that is required for development of the 150-acre park site. Additionally, Phase 1 provides park infrastructure (electrical power, water, sewer, and drainage), a proposed 12-foot wide lighted Greenway Trail extension to the Black Creek Trail that runs through the Park, 180 lighted parking spaces, a shelter pavilion, a restroom building, and related landscaping/green areas. The cost of the Phase 1 development is approximately \$21 million, which will exhaust the majority of available BBC-GOB funding.

PROS has commissioned a site planning consultant already under contract to the Department to conduct a Phase 1 preliminary site design that includes an environmental and permitting study to secure the lake

excavation permit. The study/design and permitting is anticipated to be completed by mid-December 2015. The design of the remaining Phase 1 amenities and park utilities will require PROS to select and contract with an architectural and engineering design consultant. PROS is seeking to add this project to the Economic Stimulus Plan (ESP) list in an effort to accelerate the design professional selection process.

The construction of Phase 1 lake excavation can begin as soon as May 2016, contingent upon securing all environmental approvals, lake management plan, and permitting. The balance of Phase 1, development of park amenities and utilities, is projected to begin in March 2017. PROS estimates the excavation and site leveling of the Phase 1 lake area to be 4-6 months and the balance of Phase 1 construction to be 12-14 months. Another fast-track alternative being explored is constructing a shared-use path parallel to SW 157 Avenue that could connect to Black Creek Trail in the future and could be used as a greenway within the park and a neighborhood connector. Should this alternative be chosen, construction could begin as early as the summer of 2016.

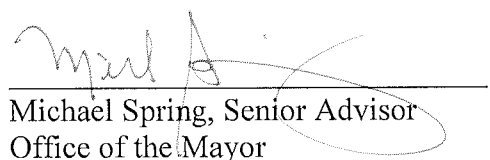
### **Phase 2 Plan**

Phase 2 consists of development of 92 acres in the center of the Park in accordance with the Master Plan. This area will be filled and greened as part of Phase 1; however, until a Programming Partner is established, the area will not be fully developed. Possible programming partnerships may include a wide range of field sports clubs such as soccer, football, lacrosse, baseball, basketball, and tennis. The approximate cost to develop Phase 2 is \$80 to \$110 million dollars, depending on the type of program established.

Concurrently to Phase 1, PROS will actively pursue a Programming Partner to start the development of Phase 2. PROS has developed a preliminary scope of services for the development of a Request for Proposal (RFP) solicitation. The RFP scope was based upon numerous public meetings, stakeholder group meetings, and an "Industry Day" meeting to solicit input from the industry. Once the RFP process has been finalized and a Programming Partner is selected, PROS anticipates the design/construction duration to be approximately 18-24 months depending on the level of development.

Per Ordinance 14-65, this memorandum will be placed on the next available Board of County Commissioners meeting agenda.

If additional information is needed, please contact Jack Kardys, Director, Miami-Dade County Parks, Recreation and Open Spaces Department at 305-755-7903.



Michael Spring, Senior Advisor  
Office of the Mayor

Attachment 1: Resolution No. R-148-15  
Attachment 2: Phase 1 Programmatic Phasing Plan  
Attachment 3: Phase 2 Programmatic Phasing Plan

Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners  
Page 3

c: Michael Spring, Senior Advisor, Office of the Mayor and Director, Department of Cultural Affairs  
Jack Kardys, Director, Parks, Recreation and Open Spaces Department  
Eugene Love, Agenda Coordinator

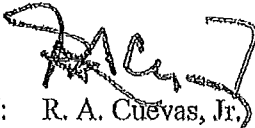


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** February 3, 2015

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 11(A)(28)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_\_, 3/5's \_\_\_\_\_, unanimous \_\_\_\_\_) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 11(A)(28)  
2-3-15

RESOLUTION NO. R-148-15

RESOLUTION DIRECTING THE COUNTY MAYOR OR  
COUNTY MAYOR'S DESIGNEE TO PREPARE A PHASING  
PLAN FOR THE DEVELOPMENT OF WEST KENDALL  
DISTRICT PARK

**WHEREAS**, in 2000 and 2002, Miami-Dade County acquired the 164-acre tract of land that comprises the park now known as "West Kendall District Park," which is bounded by the Black Creek Canal on the north and east, Southwest 162nd Avenue on the west, and Southwest 120th Street on the south; and

**WHEREAS**, West Kendall District Park is designated as a "district park" under the Recreation & Open Space Element of the Comprehensive Development Master Plan, which means that the park is intended to satisfy the recreational and open-space needs of the 5-mile area surrounding the park; and

**WHEREAS**, the area serviced by West Kendall District Park is rapidly growing, and the development of the park is vital to the community it is intended to serve; and

**WHEREAS**, \$23 million in funding was allocated in 2004 to West Kendall District Park through the Building Better Communities-General Obligation Bond program in GOB Project No. 40 for area-wide park improvements, including lake excavation; building construction; athletic fields and courts; a dog park; playgrounds; vehicle and pedestrian circulation; picnic areas; and landscaping; and

**WHEREAS**, to date, only \$325,000 of the allocated funds has been spent for the development of a dog park and on a draft conceptual plan for the park, and the park therefore remains largely undeveloped; and

**WHEREAS**, the Miami-Dade County Parks, Recreation and Open Spaces Department has developed a draft conceptual plan for West Kendall District Park, which includes highly desired recreational amenities, such as a community center, playground, shaded picnic areas, multi-purpose athletic fields, and walking and biking paths, among other things; and

**WHEREAS**, County residents and visitors will benefit from the prompt finalization of a "phasing plan" that identifies the timeframes during which the improvements set forth in the draft conceptual plan for West Kendall District Park will be completed, insofar as that phasing plan would provide County residents and visitors important information about the future of the park and a timeline for its development,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that within 90 days of the effective date of this resolution, the County Mayor or County Mayor's designee shall finalize a phasing plan for the development of West Kendall District Park, identifying the timeframes during which the improvements set forth in the draft conceptual plan for the park will be completed. The County Mayor or County Mayor's designee shall provide the phasing plan required by this resolution to the Board within 90 days of the effective date of this resolution and shall place the completed phasing plan on an agenda of the Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Juan C. Zapata. It was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Esteban L. Bovo, Jr.** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman		aye	
Esteban L. Bovo, Jr., Vice Chairman		aye	
Bruno A. Barreiro	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dennis C. Moss	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye	Xavier L. Suarez	absent
Juan C. Zapata	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of February, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS



HARVEY RUVIN, CLERK

By: **Christopher Agrippa**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

MAG

Miguel A. Gonzalez

# Attachment 2

## WEST KENDALL DISTRICT PARK

### PHASE 1 PROGRAMMATIC PHASING PLAN

#### Phase 1- Programmatic Phasing Plan Diagram Description:

As a large regional park, West Kendall District Park will meet local and regional recreation needs. Maximum flexibility is needed in order meet local recreation needs as a Phase 1 plan.

In keeping with the guiding principles of the Miami-Dade County Parks and Open Spaces System Master Plan, which are equity, access, beauty, multiple benefits, seamlessness, and sustainability, as well as incorporating lessons learned from comparable research, the phase 1 plan to the left organizes programming and facilities at West Kendall District Park based on functional relationships. Functional relationships between park programming and facilities are diagrammatically shown with complementary elements in close proximity and conflicting elements buffered from other uses.

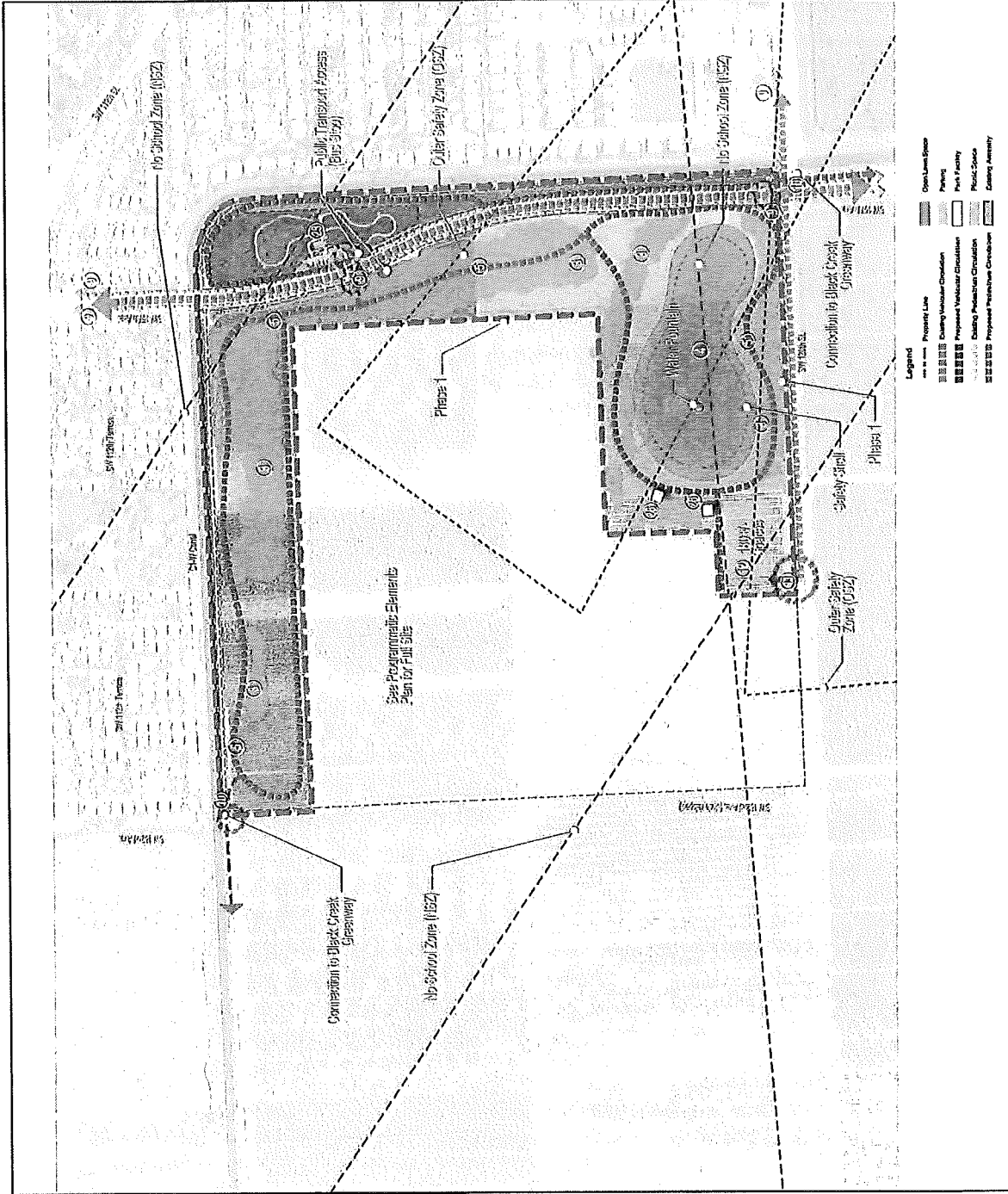
#### Phase 1 elements include:

- Lake with fountain
- Open space for small events and festivals
- Walking and biking paths
- Shaded picnic and seating areas
- Greenway connectivity
- Public transportation access (bus stops)
- Approximately 180 parking spaces.

#### Phase 1 Programmatic Elements Legend

- ① Shaded Picnic Space
- ② Existing Dog Park
- ③ Lake
- ④ Restroom Facility
- ⑤ 12' Greenway Trail
- ⑥ Pavilion
- ⑦ Open Space
- ⑧ Neighborhood Access
- ⑨ Greenway Connection
- ⑩ Vehicle Access Point
- ⑪ Parking Lot

West Kendall District Park- REQUIRED PARKING			
Programmatic Element	Required Parking	Number of Facilities	Number of Spaces
Shaded Picnic Space	1	1	180
Existing Dog Park	1	1	180
Lake	1	1	180
Restroom Facility	1	1	180
12' Greenway Trail	1	1	180
Pavilion	1	1	180
Open Space	1	1	180
Neighborhood Access	1	1	180
Greenway Connection	1	1	180
Vehicle Access Point	1	1	180
Parking Lot	1	1	180
<b>Total</b>	<b>11</b>	<b>11</b>	<b>180</b>





# WEST KENDALL DISTRICT PARK

## PHASE 2 PROGRAMMATIC PHASING PLAN

**Phase 2 - Programmatic Phasing Diagram Description:**

As a large regional park, West Kendall District Park will meet local and regional recreation needs. Maximum flexibility is needed in order to meet local recreation needs while also providing space to host large tournament events.

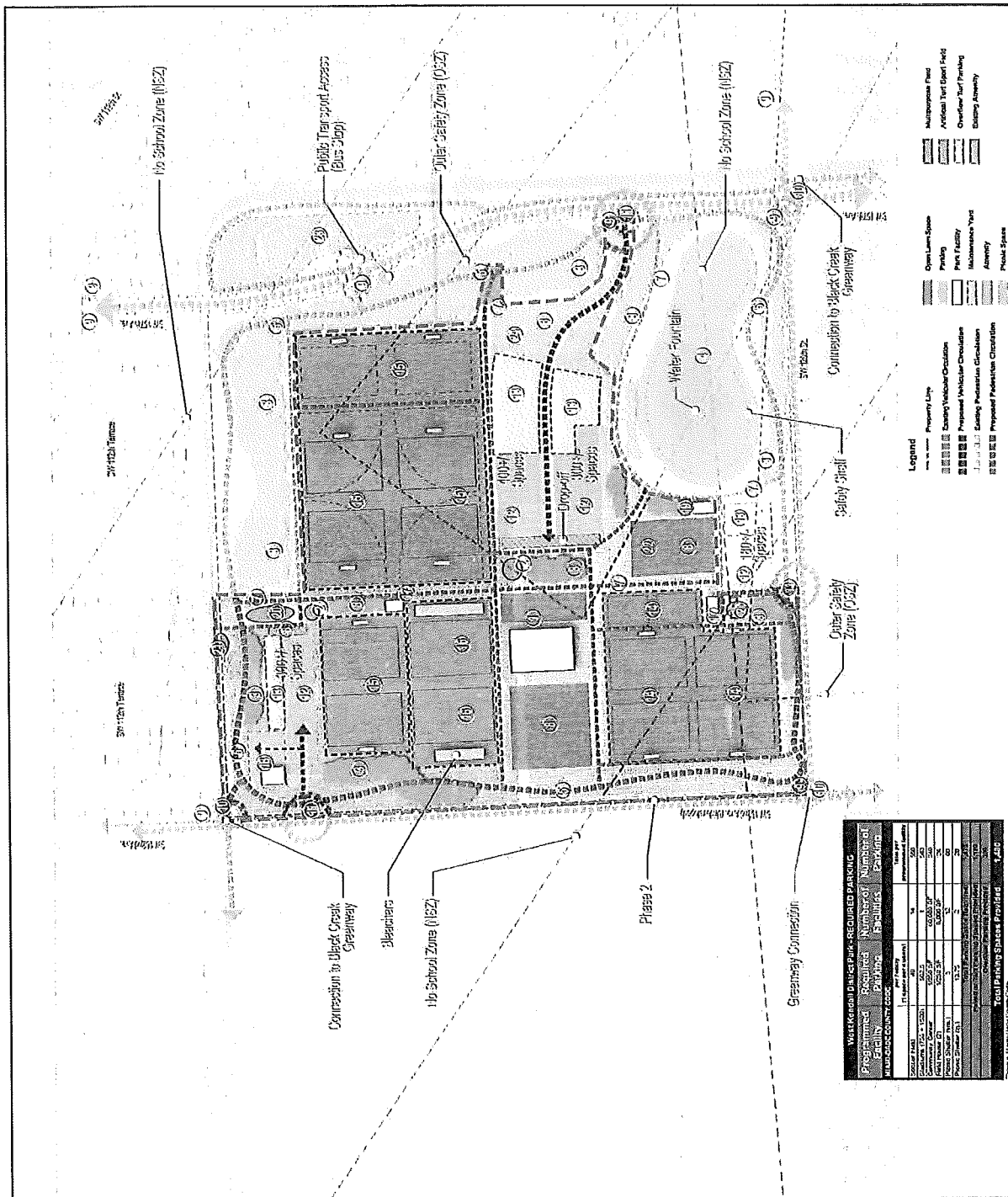
In keeping with the guiding principles of the Miami-Dade County Parks and Recreation System Master Plan, which are equity, access, beauty, multiple uses, safety, sustainability, and sustainability, as well as incorporating lessons learned from comparable research, the plan to the left organizes programming and facilities at West Kendall District Park based on functional relationships. Functional relationships between park programming and facilities are diagrammatically shown with complementary elements in close proximity and conflicting elements buffered from other uses.

**Primary elements of Phase 2 include:**

- 14 field tournament quality multi-sport athletic complex (mix of synthetic turf and grass fields)
- Community Center
- Open space for small events and festivals
- Walking and biking paths
- Shaded picnic and seating areas
- Playgrounds
- Fitness Area
- Greenway connectivity
- Approximately 1,300 parking spaces (800+/- grass stalls or overflow)

### Programmatic Elements Legend

- |    |                                    |    |                                    |
|----|------------------------------------|----|------------------------------------|
| 1  | Community Center                   | 13 | Turf Parking Spaces                |
| 2  | Playground                         | 14 | Synthetic Turf Athletic Fields     |
| 3  | Shaded Picnic Space                | 15 | Multi-Purpose Fields               |
| 4  | Lake                               | 16 | Stadium Fields                     |
| 5  | 12' Greenway Trail/ Bicycling Path | 17 | Concessions/Field House/ First-Aid |
| 6  | Trailhead                          | 18 | Maintenance Yard                   |
| 7  | 6' - 12' Walking Paths             | 19 | Long Pavilion                      |
| 8  | Open Space                         | 20 | Fitness Zone/ Vex Course           |
| 9  | Neighborhood Access                | 21 | Canoe/Kayak Launch                 |
| 10 | Greenway Connection                | 22 | Aquatic Center                     |
| 11 | Vehicle Access Point               | 23 | Existing Dog Park                  |
| 12 | Parking Lot                        | 24 | Overflow Parking                   |



**MIAMI-DADE  
COUNTY**

AECOM

